



Summary of Community Input Meeting

Date of Meeting: November 17, 2009
Time of Meeting: 6:00 - 7:10± pm
Location of Meeting: The Church at Riverside
Subject: Ayres Property Lot - Site Plan for CrossRoads Community Church
Those in Attendance: Don McCresh/CrossRoads Community Church of Harford County
Paul Thompson/Architectural Design Works, Inc.
James Keefer/Morris & Ritchie Associates, Inc.
See attached "Sign In Sheet"

Summary of Comments:

The meeting started with participants arriving at approximately 5:50 and an informal discussion of the project standing around color renderings of the proposed Site Plan and architectural exhibits. Those in attendance were asked to be seated as more members of the community arrived.

Starting at 6:00, the development team made a formal presentation of the project including items such as:

1. The purpose and County's requirement for the meeting;
2. History of the development of the property (i.e. the Minor Subdivision of Lots 1 and 2, which has received County Preliminary Plan approval and the Subdivision of Lots 3-9, which is still in the County's review process);
3. Proposed plans for Lot 1 including: church location, proposed parking layout, the location of an overflow parking area, proposed stormwater management (SWM) concept, proposed afforestation, proposal to serve the church with well(s) and septic systems, allowance for future expansion, etc.
4. Proposed road improvements for Maryland Route 136;
5. Explanation that a traffic study had been completed that showed that the Church would have no detrimental effects on the intersections that were studied;
6. A description of the phasing of the construction of 12 Stones Road and the SWM ponds related to the future development of Lots 3-9;
7. A description of master planning concepts for the church's Lots 1 and 2 and the future possibility of expanding the sanctuary to accommodate 800 seats, construction of additional classrooms, construction of ball fields on Lot 2, etc.; and
8. A description of the architectural concept for the Church (500 seats maximum sanctuary, classrooms, entrance foyer, church offices, related facilities in an 8,000-11,000sq.ft. structure with an exterior façade with an agrarian theme).

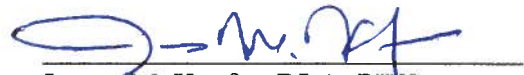
After the formal presentation was made by the development team, the meeting was opened for questions and comments from the community. The following is a summary of the questions and comments with the responses from the development team (*in italics*):

1. What is the target occupancy date for the Church? *June 30, 2012.*
2. If the Church builds ball fields on Lot 2, will the Church lease the ball fields to non-church affiliated groups as a source of revenue? *The Church has not decided that it will build fields at this time, but would not rule out the possibility of leasing the fields out to groups as part of their community outreach. The Church hopes to create a community gathering place with their facilities.*
3. Will the Church have a full-time school program? *We are not asking for approval of a school in this phase. The proposed well and septic systems may or may not support that use in the future.*
4. Are you going to preserve the house? *Yes, the Church is planning to use the structure as a caretaker home or possibly as temporary housing for visiting missionaries.*
5. What denomination is the Church? *CrossRoads Community Church is a non-denominational Christian congregation.*
6. Will the property and road have night lighting? *We plan on lighting the facilities to provide safety and security. If the lighting is deemed necessary in the parking lots, it will be designed to minimize the effect on the adjacent properties. It is likely that a street light would be required, at least, at the intersection of 12 Stones Road and Maryland Route 136.*
7. Will there be neon signage? *We have not designed the signage yet, but we will comply with Harford County requirements.*
8. Will the developer build the houses at the same time as the Church? *The 7 home sites/lots are going through a separate County approval process and the developer has not proposed a schedule for home construction due to market conditions and the fact that they don't have a builder to build them.*
9. This area is an "upland field," which is a rare species habitat and must be protected. *We will meet all environmental requirements. (No rare, threatened, or endangered species habitat has been identified on the site by the Maryland Department of Natural Resources or the U.S. Fish and Wildlife Service.)*
10. How far from the rear property line is the Church? *Approximately 338 feet.*
11. When would you start construction? *Soon after permits are issued we would start construction of the road, October 2010 is the tentative target.*
12. What are the sizes of Lots 3-9? *They have a minimum lot area of 2 acres.*
13. Will the other lots have access to the existing private drive that lies south and west of the property? *All of the proposed lots on the Ayres Property will have access from the proposed 12 Stones Road. The lots along the western portion of the private drive will have a 50-foot wide buffer yard 'E' on them, which is projected from the adjacent agriculturally accessed property and is proposed to be afforested.*
14. Will this project go before the County's Development Advisory Committee (DAC)? *Yes, it is our intention to submit the plan on November 18th so that it would be on the DAC meeting agenda for the third Wednesday in December.*
15. How will the remaining area of the Church's lots be maintained? *The Church intends to properly maintain their property, to create an attractive site. Members of the Church have already started working on cleaning up some of the overgrown vegetation.*

16. Will the existing barns be removed? *Yes, the locations of the proposed 12 Stones Road and the lots and the requirement for minimum setbacks will require removal of the barns.*

MRA believes this to be an accurate summary of the major points of discussion that took place during the community meeting that was held in accordance with Section V (5.00 Community Meetings) of the Harford County Subdivision Regulations.

Prepared by:
Morris & Ritchie Associates, Inc.


James M. Keefer, RLA, PWS,
USACE Certified Wetland Delineator